

LYONS CANYON RANCH

Supplement to the Final Environmental Impact Report

State Clearinghouse No. 2003031086

County Project No. TR 53653

Tentative Tract Map No. RMTR53653

Conditional Use Permit No. RCUP 200500088

Oak Tree Permit No. ROAK200500039

Zone Change Permit No. 2008-00004-(5)

The County of Los Angeles
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
May 2008

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1.0 INTRODUCTION AND PURPOSE OF SUPPLEMENT TO FINAL EIR

1.1 INTRODUCTION AND PURPOSE

For purposes of compliance with the California Environmental Quality Act (CEQA), the Lyons Canyon Final EIR and this Lyons Canyon Supplement to the Final EIR shall constitute the entire Lyons Canyon Ranch Final EIR. The purpose of this Supplement to the Final EIR is to disclose, as part of the administrative record, the decision by the County of Los Angeles to process a Zone Change for the Lyons Canyon Ranch Project (State Clearinghouse No.2003031086). A Zone Change is required to allow the construction of 93 condominiums for senior citizens as part of the overall project as described in the Draft EIR. The Zone Change request has not resulted in any material changes to the project description, the environmental impact analysis, or the conclusions and mitigation measures, as described in the Draft EIR and in this Final EIR. **The physical aspects of the Project, as defined in the Draft EIR have not changed.** As a result, this Supplement to the Final EIR merely references the Zone Change request in the appropriate places as part of the revisions to the Lyons Canyon Ranch Draft EIR and **would not** result in any new or more severe significant impacts (as defined by Section 15088.5 of the CEQA Guidelines) requiring recirculation of the DEIR.

1.2 SUMMARY OF ADDITIONAL REVISIONS TO DRAFT EIR

Section 3.0: Project Description

Section 3.5	-minor text revisions on Page 3-24 describing the Zone Change request
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Section 5.5: Air Quality

- additional analysis and mitigation measures to address global climate change on Pages 5.5-25 to 5.5-40

Section 5.20: Land Use

Section 5.20-1	- minor text revisions on Page 5.20-5 describing Zone Change request
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Section 5.20-3	- minor text update on Pages 5.20-14 through 18 to include additional Burden of Proof Statements required for Zone Change.
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Exhibit 5.20-3	-Proposed Zone Change Exhibit.
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Mitigation Monitoring Program

Additional Air Quality Mitigation Measures which address global climate change

2.0 ADDITIONAL TEXT CHANGES TO DRAFT EIR

The following pages include all text changes to DEIR text summarized in Section 1.0 of this Final EIR. These text changes are illustrated in ~~strikeout~~/underline format and constitute a revision of the Draft EIR as required by Section 15132 (a) of the CEQA Guidelines (Contents of Final Environmental Impact Report).

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Section 3.0: Project Description

Section 3.5

-minor text revisions on Page 3-24 describing
the Zone Change request

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3.5 PROJECT APPROVALS

The project applicant is requesting approval of the following entitlement applications, which govern the development activities on the project site as described above and in more detail later in this section:

- ◆ **Tentative Tract Map No. RTM TR53653.** Approval of the Tentative Tract Map is required to subdivide the site into 107 lots.
- ◆ **Conditional Use Permit No. RCUP200500088.** A Conditional Use Permit (CUP) is required for development within hillside management areas and the County's designated Significant Ecological Areas (SEAs). Although the CUP procedure provides flexibility in some development code regulations to account for the widely varying needs of certain uses, developments within SEAs must demonstrate compatibility with the natural, biotic, and open space resources inherent to these areas.

The Conditional Use Permit also includes the density bonus request pursuant to County Code Section 22.56.202. Under the County's Zoning Code, a project can request a density bonus of up to 50% provided that at least 50% of the dwelling units requested as part of the density bonus for the development are provided for income-qualifying residents or senior citizens. The Lyons Canyon Ranch project is requesting a 46% density bonus (60 units) and proposes to designate 93 units of the total density as senior housing.

- ◆ **Oak Tree Permit No. ROAK200500039** An Oak Tree Permit is required for the project pursuant to County Code Sections 22.56.2020, 22.56.2070, and 22.56.2180. A total of 1,395 oak trees are located within the subject site. The proposed project would require the removal of 162 oak trees and encroachment into the dripline of an additional 54 oak trees. Eighty-one (81) Heritage oak trees were identified on the subject site. The proposed project will require removal of 13 Heritage oak trees and encroachment into the dripline of an additional 6 Heritage oak trees. The remaining 1,179 oak trees would be avoided by the proposed project and preserved in the open space preserve areas of the site or in small internal park areas containing the avoided trees.
- ◆ **Zone Change Permit No. RZC200800004** A Zone Change is required for the project pursuant to County Code Sections 22.16.070 through 22.16.220. The Zone Change request will change the zoning of Lot # 94 (9.3 acres in size located in the northwest corner of TTM 56363) from A-2-2 to C-3-DP to permit the construction of 93 multi-family dwellings for senior citizens. This area is directly adjacent to the existing 2.3 acre portion of the subject property which is currently zoned C-3 (Refer to Exhibit 3-4 and 5.20-3). **Note that the proposed 93 multi-family units for senior citizens is not a physical change to the project, as described in the original Draft EIR.**

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Section 5.5: Air Quality

Section 5.5.5 – Global Climate Change

-Analysis of global climate change impacts and mitigation measures, Pages 5.5-25 through 5.5-40

5.5.4 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- ◆ ***THE PROPOSED PROJECT AND OTHER CUMULATIVE PROJECTS WOULD RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE CRITERIA POLLUTANTS.***

Level of Significance Before Mitigation: Significant Impact.

Impact Analysis: As discussed in Section 5.10, Traffic and Circulation, cumulative projects were considered in the assessment of traffic impacts, and therefore mobile source air quality impacts, were considered for the proposed project. The traffic study included vehicular trips from all present and future projects in the Santa Clarita Valley and in the project vicinity. Therefore, CO hot spot concentrations calculated at these intersections include the cumulative traffic effect. Based on Table 5.5-10, no significant cumulative CO impacts would occur.

Construction of the proposed project would contribute cumulatively to the local and regional air pollutants together with other projects under construction. Emissions associated with operations of the proposed project would contribute to long-term regional air pollutants. Therefore, even though mitigation measures would be implemented to reduce impacts to the maximum extent practicable, implementation of the proposed project would contribute to significant cumulative air quality impacts.

Mitigation Measures: Refer to mitigation measures AQ1 through AQ6. No additional mitigation measures are required.

Level of Significance After Mitigation: Significant and Unavoidable Impact.

5.5.5 GLOBAL CLIMATE CHANGE

This section of the EIR evaluates the project's potential impact on global climate change. This section provides a brief discussion of the existing global climate change setting, the regulatory framework for global climate change, provides data on the state of global climate change, evaluates the potential project related impacts on global climate change, and identifies measures for the purposes of reducing project related global climate change impacts.

The analysis presented in this section is based on the calculations, analysis, and conclusions contained in the project's *Global Climate Change Analysis* report, performed by LSA Associates (May 2008), which is included in its entirety as part of Appendix E.

5.5.5.1 GLOBAL CLIMATE CHANGE SETTING

Global warming is the observed increase in the average temperature of the Earth's atmosphere and oceans in recent decades. The Earth's average near-surface atmospheric temperature rose $0.6 \pm 0.2^{\circ}$ Celsius ($^{\circ}\text{C}$) ($1.1 \pm 0.4^{\circ}$ Fahrenheit [$^{\circ}\text{F}$]) in the 20th century. The prevailing scientific

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opinion on climate change is that most of the warming observed over the last 50 years is attributable to human activities.⁴ The increased amounts of carbon dioxide (CO₂) and other greenhouse gases (GHGs) are the primary causes of the human-induced component of warming. They are released by the burning of fossil fuels, land clearing, agriculture, etc., and lead to an increase in the greenhouse effect.

GHGs are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. They include CO₂, methane (CH₄), nitrous oxide (N₂O), and ozone (O₃). In the last 200 years, mankind has been releasing substantial quantities of GHGs into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere, enhancing the natural greenhouse effect, which is believed to be causing global warming. While manmade GHGs include CO₂, methane, and N₂O, some gases, like chlorofluorocarbons (CFCs), are completely new to the atmosphere.

Natural sources of CO₂ include the respiration (breathing) of animals and plants and evaporation from the oceans. Together, these natural sources release approximately 150 billion tons of CO₂ each year, far outweighing the 7 billion tons of manmade emissions from fossil fuel burning, waste incineration, deforestation, and cement manufacture. Nevertheless, natural removal processes, such as photosynthesis by land- and ocean-dwelling plant species, cannot keep pace with this extra input of manmade CO₂, and consequently, the gas is building up in the atmosphere.

Methane is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Manmade sources include the mining and burning of fossil fuels; digestive processes in ruminant animals such as cattle; rice paddies; and the burying of waste in landfills. Total annual emissions of methane are approximately 500 million tons, with manmade emissions accounting for the majority. As with CO₂, the major removal process of atmospheric methane—chemical breakdown in the atmosphere—cannot keep pace with source emissions, and methane concentrations in the atmosphere are increasing.

California is a substantial contributor of global GHGs, emitting over 400 million tons of CO₂ a year.⁵ Climate studies indicate that California is likely to see an increase of 3–4°F over the next century. Because primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

Climate change refers to any significant change in measures of climate (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer). Climate change may result from:

⁴ Intergovernmental Panel on Climate Change (IPCC), *Climate Change 2001: The Scientific Basis*, http://www.grida.no/climate/ipcc_tar/wg1/index.htm.

⁵ California Energy Commission, *Inventory of California GHG Emissions and Sinks: 1990 to 2004*, 2006. http://www.energy.ca.gov/global_climate_change/inventory/documents/index.html.

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- Natural factors, such as changes in the sun's intensity or slow changes in the Earth's orbit around the sun
- Natural processes within the climate system (e.g., changes in ocean circulation, reduction in sunlight from the addition of GHGs and other gases to the atmosphere from volcanic eruptions)
- Human activities that change the atmosphere's composition (e.g., through burning fossil fuels) and the land surface (e.g., deforestation, reforestation, urbanization, desertification)

The impact of anthropogenic activities on global climate change is readily apparent in the observational record. For example, surface temperature data shows that 11 of the 12 years from 1995 to 2006 rank among the 12 warmest since 1850, the beginning of the instrumental record for global surface temperature.⁶ In addition, the atmospheric water vapor content has increased since at least the 1980s over land, sea, and in the upper atmosphere, consistent with the capacity of warmer air to hold more water vapor; ocean temperatures are warmer to depths of 3,000 feet; and a marked decline has occurred in mountain glaciers and snow pack in both hemispheres, polar ice, and ice sheets in both the Arctic and Antarctic regions.

Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO₂, CH₄ and N₂O from before the start of industrialization (around 1750) to over 650,000 years ago. For that period, it was found that CO₂ concentrations ranged from 180 parts per million (ppm) to 300 ppm. For the period from around 1750 to the present, global CO₂ concentrations increased from a preindustrialization period concentration of 280 ppm to 379 ppm in 2005, with the 2005 value far exceeding the upper end of the preindustrial period range.

The primary effect of global climate change has been a rise in average global tropospheric temperature of 0.2°C per decade, determined from meteorological measurements worldwide between 1990 and 2005.⁷ Climate change modeling using 2000 emission rates shows that further warming would occur, which would induce further changes in the global climate system during the current century.⁸ Changes to the global climate system and ecosystems and to California would include, but would not be limited to:

- The loss of sea ice and mountain snow pack, resulting in higher sea levels and higher sea surface evaporation rates with a corresponding increase in tropospheric water vapor due to the atmosphere's ability to hold more water vapor at higher temperatures⁹

⁶ Intergovernmental Panel on Climate Change, *Climate Change 2007: The Physical Science Basis, Summary for Policymakers*, February 2007.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

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- Rise in global average sea level primarily due to thermal expansion and melting of glaciers and ice caps in the Greenland and Antarctic ice sheets¹⁰
- Changes in weather that include widespread changes in precipitation, ocean salinity, and wind patterns, and more energetic and aspects of extreme weather, including droughts, heavy precipitation, heat waves, extreme cold, and the intensity of tropical cyclones¹¹
- Decline of Sierra snowpack, which accounts for approximately half of the surface water storage in California by 70 percent to as much as 90 percent over the next 100 years¹²
- Increase in the number of days conducive to O₃ formation by 25–85 percent (depending on the future temperature scenario) in high ozone areas of Los Angeles and the San Joaquin Valley by the end of the 21st century¹³
- High potential for erosion of California’s coastlines and seawater intrusion into the delta and levee systems due to the rise in sea level¹⁴

Climate/Meteorology

The project is located in the Santa Clarita Valley, an area that is generally surrounded by the Sierra Pelona Mountains on the north and the Santa Susana and San Gabriel Mountains to the south, east, and west. This area lies in a transitional microclimatic zone located between two climatic types, termed “valley marginal” and “high desert.” The climate in the project region is not only affected by various emission sources (mobile, industry, etc.), but is also affected by atmospheric conditions such as wind speed, wind direction, temperature, rainfall, etc. The Santa Clarita Valley enjoys a mild Southern California high desert climate. It is situated far enough from the ocean to escape coastal damp air and fog, and also far enough from the high desert to escape extremely hot summers and harsh winters.

Local Air Quality

There are no local air quality monitoring stations that measure GHG concentrations. This is partially due to the relatively new concern with these pollutants, but also because these are atmospheric pollutants. The ground-level concentrations currently monitored throughout Los Angeles County are unrelated to the upper atmospheric affects of concern.

¹⁰ Intergovernmental Panel on Climate Change, *Climate Change 2007: The Physical Science Basis, Summary for Policymakers*, February 2007.

¹¹ Ibid.

¹² California Environmental Protection Agency, *Climate Action Team, Climate Action Team Report to Governor Schwarzenegger and the Legislature (Executive Summary)*, March 2006.

¹³ Ibid.

¹⁴ Ibid.

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5.5.5.2 REGULATORY FRAMEWORK

Federal Regulations/Standards

In February 2002, the United States government announced a comprehensive strategy to reduce the GHG intensity of the American economy by 18 percent over the 10-year period from 2002 to 2012. GHG intensity measures the ratio of GHG emissions to economic output. New and refined technologies offer great promise to reduce GHG emissions significantly. The federal government established the multiagency Climate Change Technology Program (CCTP) in February 2002 to accelerate the development and deployment of key technologies.

In February 2002, the United States government announced a climate change research initiative to focus on key remaining gaps in climate change science. To meet this goal, the federal multiagency Climate Change Science Program (CCSP) was established to investigate natural and human-induced changes in the Earth's global environmental system; to monitor, understand, and predict global change; and to provide a sound scientific basis for national and international decision-making. The United States Environmental Protection Agency's (EPA's) primary role in CCSP is evaluating the potential consequences of climate variability and the effects on air quality, water quality, ecosystems, and human health in the United States.

Currently there are no adopted regulations to control global climate change on a national level. However, recent statutory authority has been granted to the EPA that may change the voluntary approach taken under the current administration to address this issue. On April 2, 2007, the United States Supreme Court ruled that the EPA has the authority to regulate CO₂ emissions under the federal Clean Air Act (CAA). Consequently, the regulation of GHG emissions on a national level by the EPA is forthcoming.

Over a decade ago, most countries joined an international treaty, the United Nations Framework Convention on Climate Change (UNFCCC), to begin to consider what can be done to reduce global warming and to cope with whatever temperature increases are inevitable. More recently, a number of nations have approved an addition to the treaty: the Kyoto Protocol, which has more powerful (and legally binding) measures.

Because it will affect virtually all major sectors of the economy, the Kyoto Protocol is considered to be the most far-reaching agreement on environment and sustainable development ever adopted. However, any treaty not only has to be effective in tackling a complicated worldwide problem, it must also be politically acceptable. Most of the world's countries eventually agreed to the Protocol, but some nations chose not to ratify it. Following ratification by Russia, the Kyoto Protocol entered into force on February 16, 2005.

As of December 2006, 169 countries have ratified the agreement with the exception of the United States and Australia. Participating nations are separated into Annex 1 (i.e., industrialized countries) and Non-Annex 1 (i.e., developing countries) countries that have different requirements for GHG reductions. The goal of the Protocol is to achieve overall emissions reduction targets for six GHGs by the period of 2008 to 2012. The six GHGs regulated under the Protocol are CO₂, CH₄, N₂O, sulfur hexafluoride, hydrofluorocarbons, and perfluorocarbons. Each nation has an emissions reduction target for which they must reduce GHG emissions a

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certain percentage below 1990 levels (e.g., 8 percent reduction for the European Union, 6 percent reduction for Japan). The average reduction target for nations participating in the Kyoto Protocol is approximately 5 percent below 1990 levels. Although the United States has not ratified the Protocol, on February 14, 2002, it established a goal of an 18 percent reduction in GHG emissions intensity by 2012. GHG intensity is the ratio of GHG emissions to economic output (i.e., gross domestic product).

State Regulations/Standards

In 1967, California's Legislature passed the Mulford-Carrell Act, which combined two Department of Health bureaus, the Bureau of Air Sanitation and the Motor Vehicle Pollution Control Board, to establish the Air Resources Board (ARB). Since its formation, the ARB has worked with the public, the business sector, and local governments to find solutions to California's air pollution problem. The resulting State air quality standards set by the ARB continue to outpace the rest of the nation and have prompted the development of new antismog technology for industrial facilities and motor vehicles.

California's major initiatives for reducing GHG emissions are outlined in Assembly Bill 32 (AB 32), the "Global Warming Solutions Act," passed by the California State legislature on August 31, 2006, a 2005 Executive Order, and a 2004 ARB regulation to reduce passenger car GHG emissions. These efforts aim at reducing GHG emissions to 1990 levels by 2020, a reduction of approximately 25 percent, and then an 80 percent reduction below 1990 levels by 2050. The main strategies for making these reductions are outlined in the Scoping Plan, which when completed will include a range of GHG reduction actions that can include direct regulations, alternative compliance mechanisms, monetary and nonmonetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

In June 2005, Governor Schwarzenegger established California's GHG emissions reduction targets in Executive Order S-3-05. The Executive Order established the following goals: GHG emissions should be reduced to 2000 levels by 2010; GHG emissions should be reduced to 1990 levels by 2020; and GHG emissions should be reduced to 80 percent below 1990 levels by 2050. On January 18, 2007, California further solidified its dedication to reducing GHGs by setting a new Low Carbon Fuel Standard for transportation fuels sold within the State. Executive Order S-1-07 sets a declining standard for GHG emissions measured in CO₂ equivalent (CO₂e) gram per unit of fuel energy sold in California. The target of the Low Carbon Fuel Standard is to reduce the carbon intensity of California passenger vehicle fuels by at least 10 percent by 2020.

Global warming potentials (GWPs) are used to compare the abilities of different GHGs to trap heat in the atmosphere. GWPs are based on the radiative efficiency (heat-absorbing ability) of each gas relative to that of CO₂, as well as the decay rate of each gas (the amount removed from the atmosphere over a given number of years) relative to that of CO₂. The GWP provides a construct for converting emissions of various gases into a common measure, which allows climate analysts to aggregate the radiative impacts of various GHGs into a uniform measure denominated in carbon or CO₂ equivalents.

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The generally accepted authority on GWPs is the Intergovernmental Panel on Climate Change (IPCC). In 2001, the IPCC updated its estimates of GWPs for key GHGs. Table A lists the GWPs to calculate CO₂e.

Table 5-5-11: 100-Year GWP Estimates from the IPCC's Third (2001) Assessment Report

Gas	Atmospheric Lifetime (years)	2001 IPCC GWP
Carbon Dioxide	50 – 200	1
Methane	12 ± 3	23
Nitrous Oxide	120	296
HFC-23	264	12,000
HFC-125		3,400
HFC-134a	14.6	1,300
HFC-143a		4,300
HFC-152a	1.5	120
HFC-227ea		3,500
HFC-236fa		9,400
Perfluoromethane (CF ₄)	50,000	5,700
Perfluoroethane (C ₂ F ₆)	10,000	11,900
Sulfur Hexafluoride (SF ₆)	3,200	22,200

Source: U.S. Department of Energy, <http://www.eia.doe.gov/oiaf/1605/gwp.html>

Pursuant to the requirements of AB 32, the State's reduction in global warming emissions will be accomplished through an enforceable statewide cap on global warming emissions that will be phased in starting in 2012. The Act required ARB to identify a list of "discrete early action greenhouse gas reduction measures" by June 30, 2007 (Health and Safety Code section 38560(a)). Once on the list, these measures are to be developed into regulatory proposals, adopted by the Board, and made enforceable by January 1, 2010. Additional early action items include a comprehensive framework of regulatory and nonregulatory elements that will result in significant and effective GHG emission reductions. ARB must prepare a plan demonstrating how the 2020 deadline can be met by January 1, 2009, or earlier. However, as immediate progress in reducing GHGs can and should be made, AB 32 directed ARB and the newly created Climate Action Team (CAT) to identify a list of "discrete early action GHG reduction measures" that can be adopted and made enforceable by January 1, 2010. CAT is a consortium of representatives from State agencies who have been charged with coordinating and implementing GHG emission reduction programs that fall outside of ARB's jurisdiction.

To address GHG emission and global climate change in General Plans and CEQA documents, Senate Bill 97 (Chapter 185, 2007) requires the Governor's Office of Planning and Research (OPR) to develop CEQA guidelines on how to address global warming emissions and mitigate project-specific GHG. OPR is required to prepare, develop, and transmit these guidelines on or before July 1, 2009. Until such a plan has been adopted, direction for evaluation of and potential mitigation for incremental project impacts to global warming is not available.

In a response to the transportation sector accounting for more than half of California's CO₂ emissions, Assembly Bill 1493 (AB 1493, Pavley) was enacted on July 22, 2002. AB 1493 requires ARB to set GHG emission standards for passenger vehicles, light duty trucks, and other

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vehicles determined to be vehicles whose primary use is noncommercial personal transportation in the State manufactured in 2009 and all subsequent model years. In setting these standards, the ARB considered cost effectiveness, technological feasibility, and economic impacts. ARB adopted the standards in September 2004. When fully phased in, the near-term (2009 to 2012) standards would result in a reduction of approximately 22 percent in GHG emissions compared to the emissions from the 2002 fleet, while the midterm (2013 to 2016) standards would result in a reduction of approximately 30 percent. Some currently used technologies that achieve GHG reductions include small engines with superchargers, continuously variable transmissions, and hybrid electric drive. To set its own GHG emissions limits on motor vehicles, California must receive a waiver from the EPA. The EPA denied the waiver in December 2007. In January 2008, the California Attorney General filed a petition for review of the EPA's decision in the Ninth Circuit Court of Appeals, though no decision on that petition has been made. Thus, California cannot enforce AB 1493 at this time.

5.5.5.3 METHODOLOGY

Global climate change may result in significant adverse effects to the environment that will be experienced worldwide, with some specific effects felt in California. AB 32 requires statewide GHG emissions reductions to 1990 levels by 2020. Though these statewide reductions are now mandated by law, no generally applicable GHG emission threshold has yet been established, nor will guidance on global climate change analysis in CEQA documents be available until mid-2009.

State CEQA Guidelines Section 15064(b) provides that the “determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data,” and further, that an “ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” The State CEQA Guidelines further indicate that even when thresholds are established, they may include “identifiable quantitative, qualitative or performance level of a particular environmental effect[.]” (State CEQA Guidelines, Section 15064.7)

Some suggest that a zero emissions threshold would be appropriate in a climate change analysis; however, most feel that this would stop all progress and interfere with the ability of the economy to function. Further, prior CEQA case law makes clear that the “one additional molecule” rule is not consistent with CEQA (*Communities for a Better Environment v. California Resources Agency*, 103 Cal. App. 4th 98 (2002)). Such a rule also appears inconsistent with the State's approach to mitigation of climate change impacts. AB 32 does not prohibit all new GHG emissions; rather, it requires a reduction in statewide emissions to a given level. Thus, AB 32 recognizes that GHG emissions will continue to occur.

The California Air Pollution Control Officers Association (CAPCOA) recently published a White Paper (January 2008) that explored several options for setting numeric, non-zero thresholds. The White Paper acknowledges medium to high uncertainty as to each potential numeric threshold “due to the uncertainty associated with the effectiveness of AB 32 implementation overall, the new character of GHG reduction strategies on a project basis, the immaturity of GHG reduction technologies or infrastructure (such as widespread biodiesel

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availability), and the uncertainty of GHG reduction effectiveness of certain technologies (such as scientific debate concerning the relative lifecycle GHG emissions of certain biofuels, for example).” When applied to residential examples, the thresholds discussed would range from approximately 50 single-family dwelling units to 2,600 residential units as screening thresholds; commercial thresholds would rely on square footage. Application of those thresholds, however, may first require enactment of a specific Climate Action Plan in a General Plan or other large-scale policy document. Based on the above, none of the potential numeric thresholds would be appropriate for application to this project. Thus, for the purposes of analyzing this project, and consistent with one of the CAPCOA’s identified approaches to climate change analysis, the potential climate changes impacts will be analyzed without setting a specific threshold.

Climate change is a global environmental problem; therefore, this study addresses climate change as a cumulative impact. To the extent possible, this study assesses potential sources of GHG emissions from the project and quantifies those emissions.

Bearing in mind that CEQA does not require “perfection” but instead “adequacy, completeness, and a good faith effort at full disclosure,” the analysis below is based on methodologies and information available to the County of Los Angeles at the time the study was prepared. Estimation of GHG emissions in the future do not account for changes in technology that may reduce such emissions; therefore, the estimates are based on past performance and represent a scenario that is worse than that which is likely to be encountered. Additionally, as explained in greater detail below, many uncertainties exist regarding the precise relationship between specific levels of GHG emissions and the ultimate impact on global climate. Significant uncertainties also exist regarding the reduction potential of potential mitigation strategies. Thus, while information is presented below to assist the public and the County’s decision makers in understanding the project’s potential contribution to global climate change impacts, the information available to the County is not sufficiently detailed to allow a direct comparison between particular project characteristics and particular climate change impacts, nor between any particular proposed mitigation measure and any reduction in climate change impacts.

5.5.5.4 SIGNIFICANCE THRESHOLD CRITERIA

Because no applicable numeric thresholds have yet been defined, and because the precise causal link between an individual project’s emissions and global climate change has not been developed, this study also identifies qualitative factors to determine whether this project’s emissions should be considered “cumulatively considerable.” Some of those qualitative factors compare the proposed project to potential “business as usual” conditions. Such comparison is appropriate in the case of this climate change analysis because the statewide GHG reduction strategy involves reducing future emissions compared to future emissions under a “business as usual” scenario. Until the County or other regulatory agency devises a generally applicable climate change threshold, the analysis used in this study may or may not be applicable to other County projects.

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5.5.5.5 IMPACTS

Construction Impacts

Construction activities produce combustion emissions from various sources such as site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from construction activities envisioned on site would vary daily as construction activity levels change.

Equipment Exhaust and Related Construction Activities

The project site is anticipated to be mass graded, and, therefore, there would be only one grading phase. In addition, it is assumed that building construction would occur in one phase as well. It is anticipated the proposed project will need grading of 3.8 million cubic yards of earth over a period of 18 months. The total quantity of cut and fill will be approximately 3.8 million cubic yards, resulting in a balanced operation. It is assumed that on a peak day during the grading phase, the following equipment could be used: 10 rubber-tired dozers, 5 scrapers, 10 rubber-tired loaders, 5 tractors/loaders/backhoes, 5 crawler tractors, 1 water truck, 1 mechanic truck, 1 fuel truck, and 1 foreman truck. The ARB URBEMIS2007 model was used to determine emissions from these construction levels. See Appendix A for details of the construction equipment assumptions.

The only GHG with well-studied emissions characteristics and published emissions factors for construction equipment is CO₂. The peak daily emissions associated with construction equipment exhaust for the proposed project are summarized in Table B. It is assumed that the construction phases will not overlap.

During construction as much as 31,000 pounds (lbs)/day of CO₂ will be generated. This is much higher than the anticipated average daily emission rate, as it includes a maximum set of equipment that will not often all operate on one day, as well as representing a maximum day in terms of overall activity level. Since the total construction period is expected to last no more than two years, this level of GHG emissions is not expected to be a significant contributor to the global climate.

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Table 5-5-12: Peak Day Construction Emissions by Phase^a

<u>Phase</u>	<u>CO₂</u> <u>(lbs/day)</u>
Mass Grading	31,000
Fine Grading	3,200
Trenching	1,800
Paving	3,800
Building	6,000
Architectural Coating and Paving	110

Source: LSA Associates, Inc., May 2008.

^a It is assumed that there is no overlap of these construction phases.

lbs/day = pounds per day

Architectural Coatings

Architectural coatings contain volatile organic compounds (VOCs) that are similar to reactive organic compounds (ROCs) and are part of the O₃ precursors. There are no significant emissions of GHG from architectural coatings.

Long Term Project Operational Impacts

Under build out of the proposed development, the project would consist of approximately 93 single family units and 93 senior condominium units. The stationary source emissions from these land uses would come from their consumption of natural gas and electricity. Based on the traffic study conducted for the proposed project (Austin-Foust Associates, Inc. [AFA], July 2005), the proposed project is estimated to generate 1,261 vehicular trips per day. Using emissions factors from State and federal agencies, annual operational emissions of CO₂, CH₄, and N₂O (from both project-related vehicles and stationary sources) for the proposed project are shown in Table C. See Appendix A for details.

Table 5-5-13: Long-Term Project Operational Emissions of GHG

Emission Source	Emissions (tons per year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Vehicles	1,700	0.65	0.18	1,800
Electricity Production	430	0.0047	0.0026	430
Natural Gas Combustion	720	0.014	0.013	720
Total Annual Emissions	2,850	0.67	0.2	2,950

Source: LSA Associates, Inc., May 2008.

CH₄ = methane CO₂e = carbon dioxide equivalent

CO₂ = carbon dioxide N₂O = nitrous oxide

Due to the many uncertainties of the effects of increased GHG concentrations, there are no federal, State, or local emissions thresholds established for GHGs. According to a white paper on GHG emissions and global climate change prepared by the Association of Environmental Professionals (AEP), total worldwide GHG emissions in 2004 was estimated to be 20,135 Tg

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CO₂e, excluding emissions/removals from land use, land use change, and forestry.¹⁵ In 2004, GHG emissions in the United States were 7,074.4 Tg CO₂e. California is a substantial contributor of GHG, as it is the second largest contributor in the United States and the sixteenth largest in the world. In 2004, California produced 494¹⁶ Tg CO₂e, which is approximately seven percent of United States emissions. The major source of GHG in California is transportation, contributing 41 percent of the State's total GHG emissions. Electricity generation is the second largest source, contributing 22 percent of the State's GHG emissions. In 2004, the entire Southern California Association of Governments (SCAG) region produced 177 Tg of CO₂e. The last two lines of Table J show the percentage of the total emissions of GHG from the SCAG region and the State of California in 2004 (the most recent data available).

The emissions from project-related vehicle exhaust comprise approximately 60 percent of the total project CO₂e emissions; however, vehicle exhaust emissions are controlled by the State and federal governments and are outside the control of this project. The remaining 40 percent of the project CO₂e emissions are primarily from building heating systems and increased regional power plant electricity generation due to the project's electrical demands. These are both within the control of the project and will be minimized by compliance with State Title 24 regulations for building energy efficiency.

Cumulative Impacts

As described above, project-related GHG emissions are not confined to a particular air basin but are dispersed worldwide. Therefore, project-related GHG emissions are not project-specific impacts to global warming but the project's contribution to this cumulative impact. As stated previously, because (1) the project's impacts alone would not cause or significantly contribute to global climate change, and (2) a net increase in air pollutant emissions would not exceed the SCAQMD thresholds for criteria pollutants, project-related CO₂e emissions and their contribution to global climate change impacts in the State of California are less than significant and less than cumulatively considerable.

5.5.5.6 MITIGATION MEASURES:

No significant construction impacts from GHG emissions have been identified; however, the following measures have been included to minimize the emissions of gases contributing to global warming:

¹⁵ Association of Environmental Professionals, Alternative Approaches to Analyzing Greenhouse Gas Emissions and Global Climate Change in CEQA Documents. Final-June 29, 2007.

¹⁶ California's estimated Gross Greenhouse Gas emissions without forestry or land use (emissions or sinks) as reported by the California Energy Commission on January 23, 2007 in Revisions to the 1990 to 2004 Greenhouse Gas Emissions Inventory Report, published in December 2006 (CEC-600-2006-013).

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GHG 1 Construction Activities

- **Construction Equipment Idling:** Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption and, therefore, GHG emissions.

Control Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that construction equipment shall be shut off when not in use and shall not idle for more than 15 minutes. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.

- **Truck Idling:** Reduce construction truck idling to a minimum. A reduction in truck idling would reduce fuel consumption and, therefore, GHG emissions.

Control Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that queuing of trucks on and off site shall be limited to periods when absolutely necessitated by grading or construction activities. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.

Control Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that on-road construction trucks and other vehicles greater than 10,000 pounds shall be shut off when not in use and shall not idle for more than 5 minutes. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.

- **Electrical Construction Equipment:** Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants.

Control Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that, to the extent feasible, all diesel- and gasoline-powered construction equipment shall be replaced with equivalent electric equipment. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.

- **Solid Waste Measures:** Maximize the reuse and recycling of construction waste. This would reduce GHG emissions because less material will have to be manufactured and transported to the construction site.

Control Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include policies and procedures for the reuse and recycling of construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). The statement in the plans and specifications shall be reviewed and approved by the Planning Department.

Control Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include education for construction workers about reducing waste and available recycling services. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.

GHG 2 Building Design

- **Green Building Design for Residential and Commercial Buildings.** Incorporate measures that reduce heating/cooling requirements and, thus, GHG emissions through either development density/design and/or energy conservation.

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Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures meets or exceeds Title 24 requirements subject to review by the County Building Official. Documentation of compliance with this measure shall be provided to the Planning Department and Building Official for review and approval prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to certificate of occupancy.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates basic or enhanced insulation such that heat transfer and thermal bridging is minimized. Documentation of compliance with this measure shall be provided to the Planning Department and Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

Control Measure: Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. Documentation of compliance with this measure shall be provided to the Planning Department and Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures meets or exceeds the performance of an ENERGY STAR labeled home subject to review. Documentation of compliance with this measure shall be provided to the Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures incorporates ENERGY STAR rated windows or better. Documentation of compliance with this measure shall be provided to the Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures incorporates ENERGY STAR rated space heating and cooling equipment or better. Documentation of compliance with this measure shall be provided to the County Building Official. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures incorporates ENERGY STAR rated light fixtures or better. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

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Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures incorporates ENERGY STAR rated appliances or better. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the proposed building or structure designs incorporate energy efficient domestic hot water systems. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

- **Solar Panels.** Include design measures for future solar panels on the common area and condominium buildings and include a design option for solar panels for all single-family residential structures. Solar panels would provide the buildings with a clean source of electricity to replace some of its fossil fuel-generated electricity use.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that provisions for future solar panels have been designed into all common area and condominium buildings and a design option for solar panels has been included for all single-family residential structures. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval.

- **Shade Trees.** Plant shade trees around main buildings, as allowed on the site plan, to reduce direct sunlight into the structure thus reducing solar heating.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the landscape plan for the proposed buildings or structures includes the planting of shade trees around main buildings where practical, particularly along southern elevations. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval.

- **Solid Waste Measures:** Maximize the reuse and recycling of waste. This would reduce GHG emissions because less material will have to be manufactured.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the proposed building or structure designs incorporate interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

Control Measure: The applicant shall provide education and publicity about reducing waste and available recycling services to future tenants. The education and publicity materials shall be provided to the County for review and approval by the Planning Department.

- **Water Conservation and Efficiency Measures:** Include design measures that maximize water conservation and efficiency to create water-efficient landscapes. This would reduce GHG emissions because less water will be used and wasted.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the landscape plan for the proposed buildings or structures incorporate water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls or irrigation controls that account for actual weather conditions. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified

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design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the landscape plan for the proposed buildings or structures use reclaimed water for landscape irrigation, including the infrastructure to deliver and use reclaimed water. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures includes measures to be water-efficient, such as water-efficient fixtures and appliances. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.

GHG 3 Building Operation Maintenance.

- **Compact Fluorescent Light Bulbs.** Fluorescent light bulbs produce less waste heat and use substantially less electricity than incandescent light bulbs.

Control Measure: Prior to issuance of any certificate of occupancy, the applicant shall demonstrate that all interior building lighting supports the use of compact fluorescent light bulbs to the satisfaction of the Building Official.

- **Energy Audits.** The applicant shall recommend to future tenants that they conduct a third party energy audit every 5 years and install innovative power-saving technology where feasible, such as power factor correction systems and lighting power regulators. Such systems help to maximize usable electric current and eliminate wasted electricity, thereby lowering overall electricity use.

Control Measure: The applicant shall recommend to future tenants that every 5 years after occupancy, that they provide a third party energy audit, and that innovative power saving technology identified as part of the audit shall be installed where feasible. The audit and any structural, mechanical or maintenance alterations implemented shall be provided to the County for review and approval by the Planning Department.

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Supplement to Final Environmental Impact Report**

Section 5.20: Land Use

- | | |
|----------------|--|
| Section 5.20-1 | - minor text revisions on Page 5.20-5 describing Zone Change request |
| Section 5.20-3 | - minor text update on Pages 5.20-14 through 18 to include additional Burden of Proof Statements required for Zone Change. |
| Exhibit 5.20-3 | -Proposed Zone Change Exhibit. |

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RELEVANT PLANNING DOCUMENTS

County of Los Angeles Santa Clarita Valley Area Plan

The Santa Clarita Valley Area Plan was adopted by the Los Angeles County Board of Supervisors in 1984, with other Chapters and Elements of the Los Angeles County General Plan. The Area Plan was comprehensively updated and approved in December, 1990. Currently the City of Santa Clarita and Los Angeles County are in the process of creating a new Area Plan for this region of the County.

The Santa Clarita Valley Area Plan comprehensive update in 1990 provided for a major upward revision in the land use allocations projections for population, employment, and housing. The policies in the Area Plan cover Land Use, Housing, Community Revitalization, Community Design, Economic Development, Circulation, Public Services and Facilities, Environmental Resource Management, Noise, Safety, and Energy Conservation. A discussion of the primary purpose for each element is provided below.

ON-SITE ZONING DESIGNATIONS

The project site is currently located within unincorporated Los Angeles County and is zoned as Heavy Agricultural (A-2-2/A-2-1) and Commercial (C-3). Please refer to Exhibit 5.20-1 to view the project's Zoning designations. The proposed project will require approval of a Zone Change to rezone Lot # 94 (9.3 acres in size located in the northwest corner of TTM 56363) from A-2-2 to C-3-DP to permit the construction of 93 multi-family dwellings for senior citizens. This area is directly adjacent to the existing 2.3 acre portion of the subject property which is currently zoned C-3 (Refer to Exhibit 5.20-3).

5.20.2 SIGNIFICANCE THRESHOLD CRITERIA

Appendix G of the CEQA Guidelines contains the Initial Study Environmental Checklist form used during preparation of the project Initial Study, which is contained in Appendix A of this EIR. The Initial Study includes questions relating to land use. Accordingly, a project may create a significant environmental impact if one or more of the following occurs:

- ◆ Disrupt or physically divide an established community (including a low-income or minority community);
- ◆ Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- ◆ Conflict with any applicable habitat conservation plan or natural community conservation plan, and/or policies by agencies with jurisdiction over the project.

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- ◆ *Roads and utilities serving the proposed development are located and designed to not conflict with critical resources, habitat areas or migratory paths.*

All proposed development areas adjacent to important onsite habitat areas will be fenced off from human and domestic animal intrusion. Designated trailhead and staging areas will be provided within the proposed development to reduce the potential for unnecessary intrusion into the preserved natural habitat areas. Project access will be provided by a roadway system design to Los Angeles County standards. Almost all of the proposed circulation system was designed outside of the critical on-site waterbodies and streams and on-site oak woodlands. Therefore, critical natural resources and wildlife movement corridors will be maintained.

Consistency Determination: With mitigation, the proposed project is consistent with the above described criteria. Please refer to Section 5.6 Biological Resources, Section 5.1 Geology, Soils and Seismicity, Section 5.4 Noise, Section 5.3 Hazards, and Section 5.9 Aesthetics and Visual Resources for list of applicable mitigation measures designed to ensure compatibility to the above referenced policies.

Development Program Conditional Use Permit Burden of Proof

A project requesting a Development Program CUP pursuant to Section 22.12.303 of the Los Angeles County Code must demonstrate that the project, as proposed, meets the following burden of proof:

- A. That the requested use at the location proposed will not:
- 1) Adversely affected the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2) Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3) Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The development of Tentative Tract Map 53653 is proposed on a 234.8 acre undeveloped parcel located just south of Stevenson Ranch, west of The Old Road, and north of the Calgrove Boulevard Interchange along the I-5 Freeway. The existing zoning designations for the subject property include 241.5 acres zoned as Agricultural (A-2-2) and 2.3 acres zoned as Commercial (C-3). Tentative Tract Map 53653 proposes to construct 93 single-family residences, 93 condominiums for senior citizens, a fire station site, and privately maintained recreational facilities. In addition, the project proposes to dedicate 128.87 acres of the site for public open space.

The proposed project requires a Conditional Use Permit for a Development Program to allow the construction of 93 condominiums for senior citizens on Lot # 93 of TTM 53653. This Burden of Proof Statement specifically establishes consistency with the findings required for a Development Program Conditional Use Permit to construct 93 condominiums for senior citizens on a 9.3 acre parcel located in a commercial zone.

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Please refer to the Zone Change Burden of Proof Statement for verification of consistency with the required Zone Change findings.

The proposed project would be located within the immediate vicinity of a variety of land uses including: large single-family estate housing, agricultural activities, parkland (Towsley Canyon park), open space (Towsley Canyon Park), commercial office uses, and smaller lot detached single-family dwellings. Although there is not a singular land use type in the immediate vicinity, there is a noticeable suburban and semi-rural character throughout the different array of nearby land uses. A feeling of openness, natural beauty, and rural design themes create this character.

In order to remain consistent with the surrounding area and ensure that the project: (1) will not adversely affect the health peace, comfort or welfare of community members, (2) negatively affect the value and/or enjoyment of nearby property, (3) or jeopardize the public health, safety or general welfare, the proposed project incorporates a mix of uses that are consistent the surrounding commercial, residential, and open space uses. Larger lot estate housing is proposed in the southern portion of the development. This housing component will be semi-rural in character consistent with the adjacent open space lands managed by the Santa Monica Mountains Conservancy. The northern portion of the subject site will include smaller lot detached homes, attached condominiums, and active/passive recreational opportunities. These will be consistent with the suburban character of the surrounding communities of Stevenson Ranch, will include recreational amenities such as active parks and trails, and thus will serve to perpetuate the use, enjoyment and value of other persons located in the vicinity of the site. The proposed project will also include a fire station site located in the northeast corner of the site, which will ensure the preservation of public health and safety.

- B. The propose site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject site is 9.3 acres in size. The subject site can adequately accommodate proposed development of 93 multi-family condominiums consistent with Title 21 and Title 22 of the Los Angeles County Code. The 93 condominiums for senior citizens will be consistent with the site's General Plan Land Use and Zoning Designations and will therefore comply with the required yard areas, wall heights, boundary fences, landscaping requirements, and parking and loading facilities.

- C. The propose site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service as are required.

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Future residents of the proposed project will utilize the Old Road and the I-5 Freeway as the primary access routes to the subject property. Both the Calgrove and Lyons Avenue freeway interchanges provide direct access to the subject site via the Old Road. The I-5 Freeway and the Old Road are designed with sufficient capacity to convey the project's anticipated traffic without creating a significant impact. Interior roadways are designed consistent with County of Los Angeles roadway design criteria. Right-of-way widths for interior streets are proposed at 64 feet, and 60 feet. Both a primary ("A" Street) and secondary means ("E" Street) of access to the Old Road is proposed. These two roadways meet the vehicle circulation requirements established by the Los Angeles County Fire Department.

Other public services, such as law enforcement, fire prevention, water, sewer, library services, education, and solid waste would either provided by the appropriate County of Los Angeles Agency (i.e. County of Los Angeles Sheriff, County of Los Angeles Fire Dept., LA County Sanitation District, and Los Angeles County Public Library), appropriate private company (i.e. Valencia Water Company), or state agency (i.e. Newhall School District, and William S. Hart Union School District). An analysis of public services impacts was completed as part of the Environmental Impact Report. This report concluded that all public services could be provided to the proposed project without significantly impacted the servicing agency.

Consistency Determination: The proposed project meets the above described burden of proof criteria.

Zone Change Burden of Proof

A project requesting a Zone Change by Section 22.16.100 shall substantiate to the satisfaction of the commission the following facts:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

The development of Tentative Tract Map 53653 is proposed on a 234.8 acre undeveloped parcel located just south of Stevenson Ranch, west of The Old Road, and north of the Calgrove Boulevard Interchange along the I-5 Freeway. The existing zoning designations for the subject property include 241.5 acres zoned as Agricultural (A-2-2) and 2.3 acres zoned as Commercial (C-3). Tentative Tract Map 53653 proposes to construct 93 single-family residences, 93 condominiums for senior citizens, a fire station site, and privately maintained recreational facilities. In addition, the project proposes to dedicate 128.87 acres of the site for public open space. A Zone Change is currently requested as part of TTM 53653, which would change the zoning of Lot # 94 (9.3 acres in size located in the northwest corner of TTM 56363) from A-2-2 to C-3-DP to permit the construction of 93 multi-family dwellings for senior citizens. This area is directly adjacent to the existing 2.3 acre portion of the subject property zoned C-3.

The existing Santa Clarita Valley Area Plan land use designation for properties immediately north of the subject property is U1 (Urban 1). This designation includes a

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mix of single and multi-family dwellings and commercial uses constructed as part of the Stevenson Ranch master-planned community. Existing land use designations to the south and west of the subject property are N2 (Non-urban 2) and HM (Hillside Management) and include undeveloped privately owned property and Towsley Canyon parkland owned and operated by the Santa Monica Mountains Conservancy. The Old Road and the I-5 Freeway are located immediately east of the subject property.

As described above, the land uses for the parcels immediately north of the subject site have transitioned from undeveloped to a mix of single-family, multi-family, and commercial uses. As a result, the zoning classifications for these parcels have also transitioned to permit residential and commercial development (C-3-DP, and RPD 1-1.4U). These zoning classifications were determined to be consistent with the goals and policies of the Santa Clarita Valley Area Plan adopted by the County of Los Angeles in 1984 and subsequently updated in 1990. In addition, the supporting infrastructure systems (sewer, water, storm drain, roadways and transit) have been upgraded to support the mix of residential and commercial uses. These modified conditions warrant a revision in the zoning plan, as requested by the TTM 53653, to permit the construction of 93 multi-family dwellings for senior citizens.

B. That a need for the proposed zone classification exists within such area or district; and

The County's adopted Housing Element identifies senior housing as an issue in need of special consideration, especially as a growing number of citizens reach retirement age and no longer desire to reside in their current households. The proposed zone change will allow the construction of 93 age restricted housing condominiums for seniors as defined by Section 51.3 of the California Civil Code.

C. That the particular property under consideration is a proper location for said zone classification within such area or district: and

The Zone Change request for the 9.3 acre parcel (Lot #94) as part of TTM 53653 is located directly adjacent to a 2.3 acre portion of the subject site currently zoned C-3. In addition, parcels immediately north and northwest of the subject property are currently zoned C-3-DP and RPD 1-1.4 U, respectively. These zoning designations permit the construction of apartment house (multi-family) dwellings⁴.

The 9.3 acre parcel under consideration for a zone change is in the proper location for the C-3-DP zone, as it is directly adjacent to existing commercial uses, existing residential uses, adequately sized infrastructure, and zoning designations that permit the construction of 93 multi-family dwellings for senior citizens.

⁴ Los Angeles County Zoning Code Title 22 – Planning and Zoning, Part 7 (Residential Planned Development Zone), Section 22.20.460- Uses and development standards, and Part 5 (Unlimited Commercial Zone), Section 22.28.210 - Uses subject to permits.

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D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

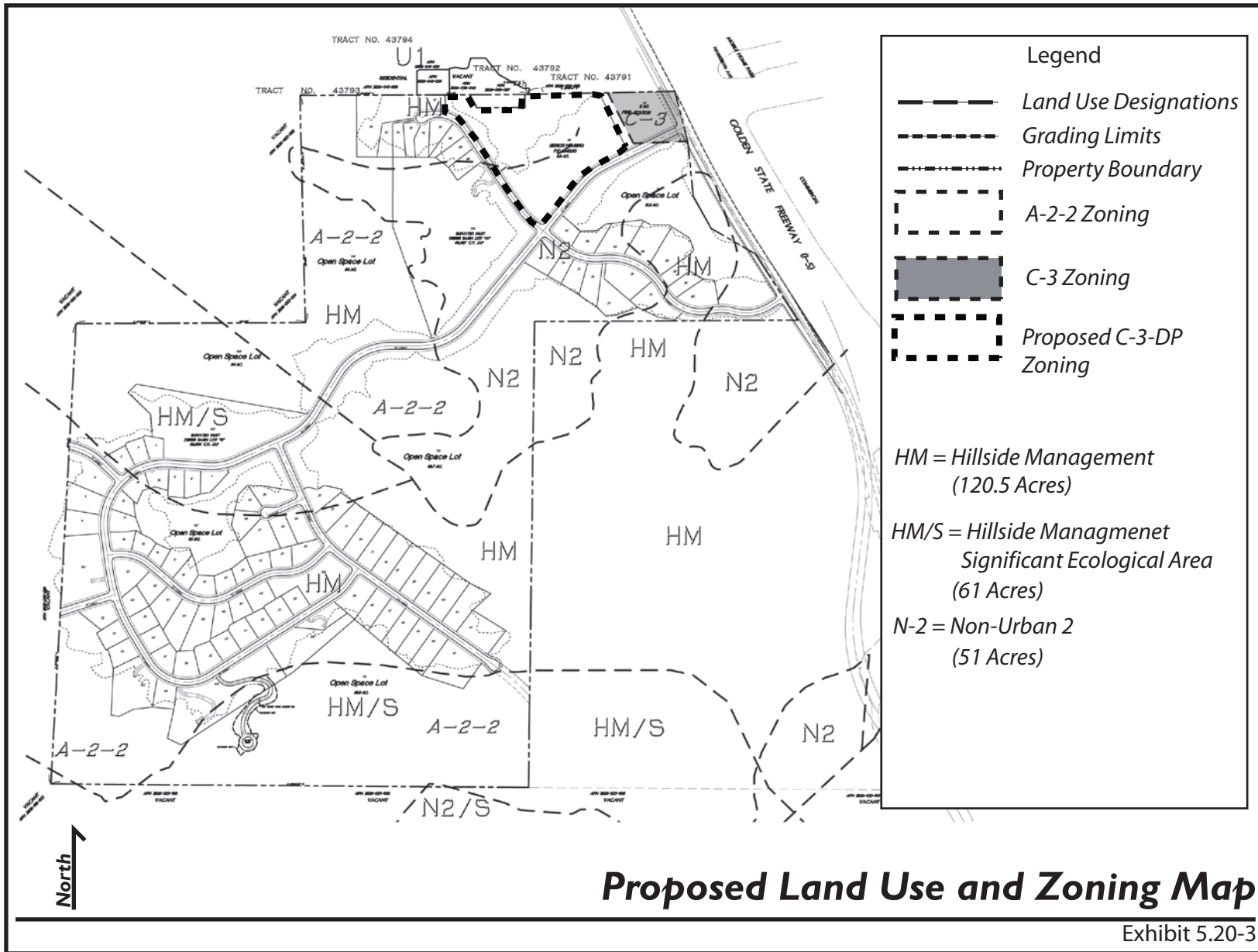
The portion of the subject site proposed for a Zone Change from A-2-2 to C-3-DP will include 93 multi-family dwellings for senior citizens, and active/passive recreational opportunities. These uses will be consistent with the suburban character of the surrounding communities of Stevenson Ranch, will include recreational amenities such as active parks and trails, and thus will serve to perpetuate the use, enjoyment and value of other persons located in the vicinity of the site. The parcel proposed for a Zone Change is also located directly adjacent to a fire station site located in the northeast corner of the site, which will help ensure the preservation of public health, safety, and general welfare of TTM 53653, the surrounding communities, and the surrounding undeveloped areas. The Zone Change request is in conformity with good zoning practice as the use proposed is consistent with all elements of the Santa Clarita Valley Area Plan, and the County of Los Angeles General Plan.

Consistency Determination: The proposed project meets the above described burden of proof criteria.

Mitigation Measures: Please refer to Mitigation Measures required in Sections 5.1 to 5.19.

Level of Significance After Mitigation: Less Than Significant

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5.20.4 CUMULATIVE IMPACTS AND MITIGATION MEASURES

DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT, ALONG WITH OTHER CUMULATIVE PROJECTS, WOULD NOT RESULT IN CUMULATIVELY CONSIDERABLE LAND USE AND PLANNING IMPACTS.

Level of Significance Before Mitigation: Less Than Significant Impact.

Impact Analysis: Development of the Lyons Canyon Ranch project, as proposed, would not contribute to any cumulative significant land use impacts as other projects are implemented in the area. Each development project proposed within the County of Los Angeles would undergo the same project review process as the proposed Lyons Canyon Ranch project in order to preclude potential land use compatibility issues and planning policy conflicts. It is assumed that cumulative development would progress in accordance with the criteria set forth within the jurisdiction in which the cumulative project is located. Each project would be analyzed independent of other land uses, as well as within the context of existing and planned developments to ensure that the goals, objectives and policies of the General Plan are consistently upheld.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

3.0 Revisions to Mitigation Monitoring Program Including Global Climate Change Mitigation Measures

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
<i>Solid Waste</i>								
SW4.	The location of recycling/separation areas shall be convenient for those persons who deposit, collect, and load the recyclable materials.	L.A. County shall review and approve improvement plans which include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW5.	Recycling containers/bins shall be located so that they do not block access to each other	L.A. County shall review and approve project improvement plans that include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW6.	Yard waste shall be reduced through the use of drought-tolerant and native vegetation in common area landscaping wherever possible.	L.A. County shall review and approve landscaping plan which includes common area landscaping with low maintenance and drought tolerant species	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW7.	Kitchen, garage or garden design shall accommodate trash and recyclable components to assist in the County's recycling efforts.	L.A. County shall review and approve final project building plans which include efficient placement of recycling/separation areas	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW8.	Property buyers shall receive educational material on the City's waste management efforts.	Developer shall distribute the County's waste management information to each homeowner	Post Construction	One Time Activity	Prior to Issuance of a C of O for Each Unit	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
SW9.	The applicant shall comply with all applicable state and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.	Developer provide solid waste disposal areas as required by L.A. County Public Works	During Construction	Continuous	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, LA County Sanitation District	
<i>Library Services</i>								
LIB1.	The project applicant shall pay the standard Los Angeles County Library mitigation fee of \$665 per dwelling unit, or other amount determined to be appropriate by the County of Los Angeles Public Library.	Developer shall pay standard L.A. County Library mitigation fee	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County DRP	
<i>Parks and Recreation</i>								
PR1.	The project shall comply with the County Ordinance and/or Quimby Act by paying the in-lieu fees totaling \$364,931 to the County of Los Angeles.	Developer shall pay required L.A. County Quimby fees	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County Dept. of Parks and Rec.	
<i>Global Climate Change</i>								
<i>GHG 1</i>	• Construction Equipment Idling: <u>Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption and, therefore, GHG emissions.</u>							
	Control Measure: <u>Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that construction equipment shall be shut off when not in use and shall not idle for more than 15 minutes. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.</u>	<u>Construction equipment idling shall be limited</u>	<u>During Construction</u>	<u>Continuous</u>	<u>Prior to Issuance of Grading or Building permit</u>	<u>Project Applicant</u>	<u>L.A. County DPW - Building and Safety Division</u>	
	• Truck Idling: <u>Reduce construction truck idling to a minimum. A reduction in truck idling would reduce fuel consumption and, therefore, GHG emissions. Reduce construction truck idling to a minimum. A reduction in truck idling would reduce fuel consumption and, therefore, GHG emissions.</u>							
	Control Measure: <u>Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that queuing of trucks on and off site shall be limited to periods when absolutely necessitated by grading or construction activities. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.</u>	<u>Construction equipment idling shall be limited</u>	<u>During Construction</u>	<u>Continuous</u>	<u>Prior to Issuance of Grading or Building Permit</u>	<u>Project Applicant</u>	<u>L.A. County DPW - Building and Safety Division</u>	
	Control Measure: <u>Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that on-road construction trucks and other vehicles greater than 10,000 pounds shall be shut off when not in use and shall not idle for more than 5 minutes. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
GHG 1 (Cont.)	<p>• Electrical Construction Equipment: Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants.</p>							
	<p>Control Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include a statement that, to the extent feasible, all diesel- and gasoline-powered construction equipment shall be replaced with equivalent electric equipment. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.</p>	<p>To the extent feasible, all diesel and gasoline-powered equipment shall be replaced by electric equipment</p>	<p>During Construction</p>	<p>Continuous</p>	<p>Prior to Issuance of Grading or Building Permit</p>	<p>Project Applicant</p>	<p>LA County DPW - Building and Safety Division</p>	
	<p>Control Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include policies and procedures for the reuse and recycling of construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). The statement in the plans and specifications shall be reviewed and approved by the Planning Department.</p>	<p>Project plans shall include provisions for recycling of construction and demolition waste</p>	<p>During Construction</p>	<p>Continuous</p>	<p>Prior to Issuance of Grading or Building Permit</p>	<p>Project Applicant</p>	<p>LA County DPW - Building and Safety Division</p>	
	<p>Control Measure: Prior to issuance of any grading or building permit, the project plans and specifications shall include education for construction workers about reducing waste and available recycling services. The statement in the plans and specifications shall be reviewed and approved by the Planning Department.</p>	<p>Project applicant shall educate workers about reducing waste and available recycling services</p>	<p>During Construction</p>	<p>Continuous</p>	<p>Prior to Issuance of Grading or Building Permit</p>	<p>Project Applicant</p>	<p>LA County DPW - Building and Safety Division</p>	
GHG 2	<p>• Green Building Design for Residential and Commercial Buildings. Incorporate measures that reduce heating/cooling requirements and, thus, GHG emissions through either development density/design and/or energy conservation.</p>							
	<p>Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures meets or exceeds Title 24 requirements subject to review by the County Building Official. Documentation of compliance with this measure shall be provided to the Planning Department and Building Official for review and approval prior to issuance of the permit. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to certificate of occupancy.</p>	<p>County Building Official shall confirm structure design exceed Title 24 requirements</p>	<p>Prior to Construction and After Construction</p>	<p>One Time Activity</p>	<p>Prior to Issuance of Building Permits and Certificate of Occupancy</p>	<p>Project Applicant</p>	<p>LA County DPW - Building and Safety Division</p>	
	<p>Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures incorporates basic or enhanced insulation such that heat transfer and thermal bridging is minimized. Documentation of compliance with this measure shall be provided to the Planning Department and Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.</p>	<p>County Building official shall confirm design of buildings or structures minimize heat transfer or thermal bridging</p>	<p>Prior to Construction and After Construction</p>	<p>One Time Activity</p>	<p>Prior to Issuance of Building Permits and Certificate of Occupancy</p>	<p>Project Applicant</p>	<p>LA County DPW - Building and Safety Division</p>	
	<p>Control Measure: Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. Documentation of compliance with this measure shall be provided to the Planning Department and Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.</p>	<p>Building Official shall confirm structures minimize air leakage</p>	<p>Prior to Construction and After Construction</p>	<p>One Time Activity</p>	<p>Prior to issuance of Building Permits and Certificate of Occupancy</p>	<p>Project Applicant</p>	<p>LA County DPW - Building and Safety Division</p>	
	<p>Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures meets or exceeds the performance of an ENERGY STAR labeled home subject to review. Documentation of compliance with this measure shall be provided to the Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.</p>	<p>Building Official shall confirm structures are Energy Star rated or better</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>	
	<p>Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures incorporates ENERGY STAR rated windows or better. Documentation of compliance with this measure shall be provided to the Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.</p>	<p>Building Official shall confirm windows are Energy Star rated or better</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>	
	<p>Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures incorporates ENERGY STAR rated space heating and cooling equipment or better. Documentation of compliance with this measure shall be provided to the County Building Official. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.</p>	<p>Building Official shall confirm space heating and cooling equipment are Energy Star rated</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
GHG 2 (Cont.)	Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures incorporates ENERGY STAR rated light fixtures or better. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	<u>Building Official shall confirm space heating and cooling equipment are Energy Star rated or better</u>	<u>Prior to Construction and After Construction</u>	<u>One Time Activity</u>	<u>Prior to issuance of Building Permits and Certificate of Occupancy</u>	<u>Project Applicant</u>	<u>LA County DPW - Building and Safety Division</u>	
	Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed residential buildings or structures incorporates ENERGY STAR rated appliances or better. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	<u>Building Official shall confirm appliances are Energy Star rated or better</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	
	Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the proposed building or structure designs incorporate energy efficient domestic hot water systems. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	<u>Building Official shall confirm domestic hot water systems are energy efficient</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	
	• Solar Panels. Include design measures for future solar panels on the common area and condominium buildings and include a design option for solar panels for all single-family residential structures. Solar panels would provide the buildings with a clean source of electricity to replace some of its fossil fuel-generated electricity use.							
	Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that provisions for future solar panels have been designed into all common area and condominium buildings and a design option for solar panels has been included for all single-family residential structures. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval.	<u>Solar panels shall be used on all common area and condominium buildings designs and shall be an option on single-family residential</u>	<u>During Building Design Phase</u>	<u>One Time Activity</u>	<u>Prior to Issuance of Building Permits</u>	<u>Project Applicant</u>	<u>LA County DPW - Building and Safety Division</u>	
	• Shade Trees. Plant shade trees around main buildings, as allowed on the site plan, to reduce direct sunlight into the structure thus reducing solar heating.							
	Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the landscape plan for the proposed buildings or structures includes the planting of shade trees around main buildings where practical, particularly along southern elevations. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval.	<u>Shade trees shall be planted to reduce solar heating</u>	<u>During Construction</u>	<u>One Time Activity</u>	<u>Prior to Issuance of Building Permits</u>	<u>Project Applicant</u>	<u>LA County DPW - Building and Safety Division</u>	
	• Solid Waste Measures: Maximize the reuse and recycling of waste. This would reduce GHG emissions because less material will have to be manufactured.							
	Control Measure: Prior to issuance of a building permit, the applicant shall demonstrate that the proposed building or structure designs incorporate interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	<u>Interior and exterior green waste and recyclable storage spaces shall be incorporated into building designs and outdoor spaces</u>	<u>Prior to and After Construction</u>	<u>One Time Activity</u>	<u>Prior to Issuance of Building Permits</u>	<u>Project Applicant</u>	<u>LA County DPW - Building and Safety Division</u>	
	Control Measure: The applicant shall provide education and publicity about reducing waste and available recycling services to future tenants. The education and publicity materials shall be provided to the County for review and approval by the Planning Department.	<u>Public education about waste reduction shall be made available to future residents</u>	<u>After Construction</u>	<u>Continuous</u>	<u>Prior to Issuance of Certificate of Occupancy</u>	<u>Project Applicant</u>	<u>LA Count Planning Department</u>	
	• Water Conservation and Efficiency Measures: Include design measures that maximize water conservation and efficiency to create water-efficient landscapes. This would reduce GHG emissions because less water will be used and wasted.							

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
	<u>Control Measure:</u> Prior to issuance of a building permit, the applicant shall demonstrate that the landscape plan for the proposed buildings or structures incorporate water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls or irrigation controls that account for actual weather conditions. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	<u>Water efficient landscaping systems shall be utilized</u>	<u>Prior to and After Construction</u>	<u>One Time Activity</u>	<u>Prior to Issuance of Building Permits and Certificate of Occupancy</u>	<u>Project Applicant</u>	<u>LA County DPW - Building and Safety Division</u>	
	<u>Control Measure:</u> Prior to issuance of a building permit, the applicant shall demonstrate that the landscape plan for the proposed buildings or structures use reclaimed water for landscape irrigation, including the infrastructure to deliver and use reclaimed water. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	<u>Recycled water systems shall be utilized for landscape irrigation</u>	<u>Prior to and After Construction</u>	<u>One Time Activity</u>	<u>Prior to Issuance of Building Permits and Certificate of Occupancy</u>	<u>Project Applicant</u>	<u>LA County DPW - Building and Safety Division</u>	
	<u>Control Measure:</u> Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures includes measures to be water-efficient, such as water-efficient fixtures and appliances. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of certificate of occupancy.	<u>Water efficient fixtures and appliances shall be utilized within building or structures</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	<u>Same as above</u>	
	• Compact Fluorescent Light Bulbs. Fluorescent light bulbs produce less waste heat and use substantially less electricity than incandescent light bulbs.							
GHG 3	<u>Control Measure:</u> Prior to issuance of any certificate of occupancy, the applicant shall demonstrate that all interior building lighting supports the use of compact fluorescent light bulbs to the satisfaction of the Building Official.	<u>Interior building lighting shall support use of compact fluorescent light bulbs</u>	<u>Prior to and After Construction</u>	<u>One Time Activity</u>	<u>Prior to Issuance of Building Permits and Certificate of Occupancy</u>	<u>Project Applicant</u>	<u>LA County DPW - Building and Safety Division</u>	
	• Energy Audits. The applicant shall recommend to future tenants that they conduct a third party energy audit every 5 years and install innovative power-saving technology where feasible, such as power factor correction systems and lighting power regulators. Such systems help to maximize usable electric current and eliminate wasted electricity, thereby lowering overall electricity use.							
	<u>Control Measure:</u> The applicant shall recommend to future tenants that every 5 years after occupancy, that they provide a third party energy audit, and that innovative power saving technology identified as part of the audit shall be installed where feasible. The audit and any structural, mechanical or maintenance alterations implemented shall be provided to the County for review and approval by the Planning Department.	<u>A third party chosen by LA County Planning Department shall complete an energy audit ever 5 years</u>	<u>After Construction</u>	<u>Continuous</u>	<u>Every 5 years from full project occupancy</u>	<u>Project Applicant</u>	<u>LA County Planning Department</u>	

4.0 Additional Response to Comments on DEIR

Lyons Canyon Ranch

Final Environmental Impact Report

Comment Letter No. 14: Santa Clarita Organization for Planning and the Environment

Note: This letter was received on May 5, 2008, outside of the 45-day comment period for the Draft EIR. Nevertheless, the issues presented were determined germane to the analysis provided in the EIR. As a result, a response has been provided, in the interest public disclosure and responsiveness.

Response No. 14A: Comment noted. The project provides two points of access to the proposed residential units from The Old Road. Primary access is provided by “A” Street, a 64-foot wide public street with full street improvements. Secondary access is provided by “E” Street, also a 64-foot wide public street, located approximately 1,100 feet south of “A” Street.

Response No. 14B: Comment Noted. Pursuant to the County of Los Angeles General Plan, a Development Monitoring System (DMS) shall be employed in the Initial Study phase of the environmental review procedure if a project is consistent with **both** of the following Initial Study criteria:

- 1) Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- 2) Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

The Lyons Canyon project is within the Santa Clarita Valley area. However, the project is not proposed at an urban density (0.79 DU/Acre), is not located within an urban expansion designation, and is not proposing a plan amendment to an urban expansion designation. Therefore, a DMS was not required¹ pursuant to the County of Los Angeles General Plan.

As stated on page 5.13-1 of the Draft EIR, the jurisdictional station for the Specific Plan area is Fire Station 124, located at 25111 Pico Canyon Road.² This station is approximately 3.0 miles north of the project site. An additional fire station in close proximity is Los Angeles County Fire Station 73, which is located at 24875 N. San Fernando Road, approximately 4.0 miles northeast of the project site. As a result of DEIR analysis of fire service impacts, mitigation measure FS2 requires the construction and dedication of a 1.26 acre fire station lot in the northeast corner of the project site pursuant to an agreement reached between the Consolidated Fire Protection District of Los Angeles County and Western Pacific Housing-Lyons Canyon Partners, LLC. This agreement requires the developer to dedicate fee title of the 1.26 acre fire station site, and complete all site improvements (grading, sewer, water, storm drain, dry utilities, etc.) prior to issuance of a building permit for the 50th residential unit. The dedication of said land, along with said improvements, was determined to have adequately addressed the impact of project development on services provided by the Fire Department.

Response No. 14C: Comment Noted. The County of Los Angeles Planning Department, Planning Commission, and Board of Supervisors will consider the need for fire danger warnings as part of buyer's Real Estate Purchase Agreement. No additional mitigation was deemed necessary by the County of Los Angeles Fire Department.

¹ Please refer to Lyons Canyon Ranch DEIR Technical Appendix Volume 1, Appendix A, Initial Study (Page 3) for Initial Study DMS applicability analysis.

² Per written correspondence with David R. Leininger, Chief, Forestry Division Prevention Bureau, on April 8, 2003.

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Response No. 14D: Comment Noted. The project has received a current water availability letter from Valencia Water Company (June 2008). In addition, the DEIR included a detailed Water Supply Study³ for the project that concluded that CLWA has sufficient existing and future water supplies available to serve the proposed project. Nevertheless, recent court rulings are having an effect on State Water Program (SWP) deliveries throughout California. In 2007, federal Judge Wanger ruled that the Bureau of Reclamation Operating Criteria and Procedures (OCAP) for the federal Central Valley Project (CVP) and the Biological Opinion (BO) issued by the US Fish and Wildlife Service were inadequate and required preparation of a new OCAP and a new BO. These revised studies must address CVP operational impacts on the delta smelt, a federally listed species. Consequently, until the revised studies are complete (estimated to be some time in mid 2008), CVP and SWP pumping will be restricted. The initial Department of Water Resources (DWR) SWP allocations for 2008 project state-wide average delivery to be 35% of the Table A amounts (See Table 1 for a comparison with other years). However, on average, final Table A allocations historically hover around 81%. Note that allocation is a function of the water storage in the SWP reservoirs and is prepared early in the water year when the snow pack has not been developed.

Table 1. Department of Water Resources Table A Water Allocations

Year	Initial Allocation	Final Allocation
1988	100%	100%
1989	100%	100%
1990	100%	100%
1991	85%	30%
1992	20%	45%
1993	10%	100%
1994	50%	50%
1995	40%	100%
1996	40%	100%
1997	70%	100%
1998	40%	100%
1999	55%	100%
2000	50%	90%
2001	40%	39%
2002	20%	70%
2003	20%	90%
2004	35%	65%
2005	40%	90%
2006	55%	100%
2007	60%	60%
Average	52%	81%

Source: State of California Department of Water Resources, Water Contract Branch within the State Water Project Analysis Office, Notices to State Water Contractors, 1988-2007

³ Please refer to Lyons Canyon Ranch DEIR Technical Appendix Volume 3, Appendix M, Water Supply Study.

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To further assess the impact of the above referenced court rulings on the SWP, the Department of Water Resources (DWR) on January 28, 2008 released its Draft State Water Project Delivery Report 2007 (Reliability Report). This updated report accounts for impacts to water delivery reliability associated with climate change and recent federal litigation referenced above. Based upon information from the draft DWR Reliability Report, and recent correspondence from the Castaic Lake Water Agency (CLWA) to the Los Angeles County Department of Regional Planning⁴, CLWA has determined that, “there are sufficient water supplies available for pending and future residential and commercial developments within the CLWA service area (the Lyons Canyon project is within the CLWA service area) for the foreseeable future through 2030 as set forth in the Santa Clarita Valley (SCV) Urban Water Management Plan (2005 UWMP). This determination was based upon the Reliability Report which includes additional and updated information that was not available in earlier Reliability Reports, along with an assessment of the impacts of climate change on the SWP supply. This additional data, in conjunction with a more exact analysis of the operational impacts of the federal court injunction, will reduce available water to CLWA from the SWP, but not as much as had been previously estimated. ⁵

The 2005 UWMP uses a 77% reliability factor for the SWP supply, which is taken from the DWR’s 2005 Reliability Report. Thus, CLWA’s available supply in the 2005 Urban Water Management Plan (UWMP) is equal to 77% of CLWA’s SWP contract amount. The 2007 Reliability Report factors in the effects of the injunction, and using the most conservative of four climate change scenarios modeled by DWR, reduced that reliability to 66%.⁶ Using this lower figure (and certain changes and updated information regarding other sources of supply) to update the water supply figures in the 2005 UWMP, CLWA and the local purveyors believe there will be adequate supplies to meet demand forecast in the 2005 UWMP through the year 2030. ⁷

Response No. 14E: Comment Noted. Project related impacts to both oak trees and oak woodland habitats will be mitigated by planting 1,508 oak trees on-site and creating an additional 16.4 acres of oak woodland habitat. The project proposes to preserve 1,179 of the 1,395 existing on-site oak trees in their natural state along with over 70% of the site preserved as open space. The proposed development plan carefully considered all on-site constraints, which resulted in preservation of the most pristine on-site environmental resources. When encroachment into sensitive habitat areas could not be avoided, contour grading techniques were utilized to preserve significant ridgelines and viewsheds and were also used to minimize the grading footprint within each residential lot.

The DEIR prepared for the Lyons Canyon Ranch project did include an analysis of cumulative impacts to oak trees and oak woodland habitat. Cumulative impacts to oak trees and oaks woodlands within the Santa Clarita Valley were found to be significant. However, after development of the proposed project and successful implementation of the required oak tree mitigation, the number of on-site oak trees could be increased from 1,395 to 2,741. Furthermore, the County’s oak tree mitigation criteria require, at a minimum, the planting of 2 oak trees for every

⁴ Availability of Future Water Supply in the Santa Clarita Valley, letter prepared by Castaic Lake Water Agency to Los Angeles County Department of Regional Planning, February 5, 2008.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

Lyons Canyon Ranch Final Environmental Impact Report

oak tree proposed for removal, and also discourage development within sensitive oak woodland habitat areas.

Response 14F: Comment Noted. The DEIR includes an analysis of cumulative impacts on biological resources, including oak trees and oak woodland habitat. The DEIR includes a substantial number of mitigation measures that address both the project specific and cumulative impacts on oaks and oak woodland habitat. This information contained in the DEIR would most certainly be useful as part of any effort by the County of Los Angeles to determine the total amount of oaks and oak woodland habitat destroyed by development in Los Angeles County within the last 15 years.

SCOPE

Santa Clarita Organization for Planning and the Environment

TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY

POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



5-5-08

Los Angeles, County Regional Planning Commission
& Susan Tae, Planner
320 W. Temple St.
Los Angeles, CA 90012

Re: Lyons Canyon Project # 2005-0008, Zone Change 2008-0004 (5) VTT# 83653,
OT Permit # 2005-0039, Agenda Item #10, May 7th

Dear Commissioners and Ms. Tae:

14A We did not see any indication in the agenda packet for this item as to whether the question of a second exit for this project has been resolved. We do not believe that further consideration should be afforded a project in a fire hazard zone that does not have a second exit.

14B We continue to protest the lack of a Development Monitoring System Analysis for this project. The Development Monitoring System (a General Plan Amendment passed as a result of a Court Settlement) requires a fire station within 1.5 miles of new development proposals. No such fire station exists. We note that the plan for this project requires a LOT for a fire station, but does not mandate the station itself. We request that the developer be conditioned to help provide such a station. We believe the County must work to avoid the situation that has occurred in the past, i.e., the station lot is designated but there is no funding for the station itself, so houses are built without the required fire protection. Such an occurrence would be extremely dangerous in this high fire prone area. We request that the station should be built and functioning before occupancy of these houses is permitted.

14C Additionally, the County should require that buyers be warned of the severe fire danger on their Real Estate Purchase Agreement. We also believe that the County should make some mitigation for the costs of fighting the fires that will threaten this neighborhood in the future.

14D Further, we believe that changed circumstances regarding water supply must be addressed in any new hearing. Two Federal Court decisions have occurred since this case was last reviewed. Judge Oliver Wanger's decision of Dec. 14th, 2007 that the Delta Smelt must be protected under the Endangered Species Act has resulted in substantial cutbacks to State Water Supply, on which the Santa Clarita Valley depends for 60% of its water supply. A further decision was made in April 2008 to protect the Salmon in the Delta. This decision will result in further impacts to our water supply. We have attached the notice from the Dept. of Water Resources regarding this Court decision, along with the notice of reduction in state water deliveries to Castaic Lake Water Agency.

Oaks

This project proposes the removal of 162 oaks. This is a substantial number of oaks and will come under the obligations of new State Law, which requires not only replacement of oaks,

14 E but replacement for lost Oak Woodland Habitat as well. This project is immediately adjacent to an important wildlife corridor. Without sufficient habitat, animal movement will be impaired by lack of food and cover. It is therefore important that habitat destruction not occur here. We ask that the Planning Commission look for ways that the number of oaks can be reduced. This could occur by discouraging mass grading and requiring grading for only the footprint of the lot. Again, we believe the back portion of this project should be eliminated from the proposal.

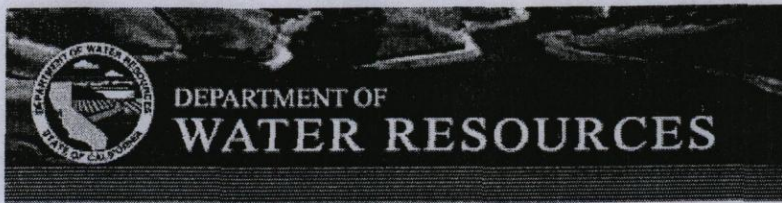
14 F We request that a cumulative analysis of the total amount of oaks and oak woodlands destroyed by development in the last 15 years be analyzed. We believe such cumulative analysis is necessary to evaluate the substantial impact that has occurred to oaks and oak woodlands by this destruction in the last two decades. The analysis should include the increase to air pollution and loss of carbon sequestering that will result from the removal of these trees.

Thank you for your attention to our concerns.

Sincerely,

Lynne Plambeck

Lynne Plambeck
President



News for Immediate Release

February 4, 2008

Contacts:

- Ted Thomas, Information Officer (916) 653-9712
- Don Strickland, Information Officer (916) 653-9515
- Gwen Knittweis, State Water Project Analysis Office (916) 653-9593

DWR Increases State Water Project Allocation

SACRAMENTO - The Department of Water Resources (DWR) has increased its allocation of 2008 State Water Project (SWP) water for long-term contractors from 25 percent to 35 percent of requests.

"We can credit a wetter-than-average January for an impressive increase in our water supplies and snowpack," said DWR Director Lester Snow. "However, tighter pumping restrictions in the Delta will limit how much of this water we can actually provide to many parts of Southern California, the Central Valley and the Bay Area."

Last year, a federal court curtailed Delta pumping by state and federal water projects to protect the threatened Delta smelt. DWR estimates that the 35 percent allocation would be 50 percent without the court decision actions in place.

To address the need for action to protect the Delta Governor Schwarzenegger directed a Delta Vision Blue Ribbon Task Force in 2006 to develop a "Delta Vision" to provide a sustainable management program for the Delta. The Delta Vision was recently submitted to the governor and a strategic implementation plan is expected in October 2008.

The allocation increase will boost State Water Project (SWP) water for long-term contractors from 1,038,861 acre-feet to 1,457,283 acre-feet. Based on recent precipitation and current water supply conditions, SWP supplies are projected to meet 35 percent of most SWP contractors' 2008 Table A amounts which collectively total 4,165,931 acre-feet.

The 29 long-term SWP Contractors distribute water to more than 25 million Californians and approximately 750,000 acres of irrigated agricultural land.

DWR may increase the SWP allocation as hydrologic conditions develop. The allocation notice to

SWP contractors appears on these DWR State Water Project Analysis Office Web sites:

<http://www.swpao.water.ca.gov/deliveries>

<http://www.swpao.water.ca.gov/notices>

The Department of Water Resources operates and maintains the State Water Project, provides dam safety and flood control and inspection services, assists local water districts in water management and water conservation planning, and plans for future statewide water needs.

Contact the DWR Public Affairs Office for more information about DWR's water activities.



CALIFORNIA

RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES

NOTICE TO STATE WATER PROJECT CONTRACTORS

NUMBER: 07-09

DATE: DEC 27 2007

SUBJECT: 2008 Article 21 Water Program

FROM:

Rapheal L. Jan
DEPUTY DIRECTOR, DEPARTMENT OF WATER RESOURCES

The Department of Water Resources (DWR) will administer a program during 2008 in accordance with Article 21 of the long-term Water Supply Contracts. The 2008 Article 21 Water Program (Program) is available to those State Water Project contractors who have signed the Monterey Amendment, and is subject to the attached criteria.

Due to the current water conditions and storage in San Luis Reservoir, it is uncertain whether Article 21 water may become available during 2008. However, should Article 21 water become available in 2008, the 2008 Program will be administered similarly to 2007 with minor modifications to facilitate communication of Article 21 availability and any related carryover evacuation accounting. The Program participants have the responsibility to follow the intent of the Article 21 contract criteria and to not defer previously scheduled Table A deliveries for later in the year. Contractors are encouraged to regularly update their delivery schedules for DWR.

To participate in the Program and be on the notification list, a contractor must sign and date the attachment to this *Notice To State Water Project Contractors* and return it to Lincoln King, State Water Project Analysis Office, Department of Water Resources, Post Office Box 942836, Sacramento, California 94236-0001.

If you have any questions or need additional information, please contact Mark Risney at (916) 653-8127.

Attachment

ATTACHMENT

2008 ARTICLE 21 WATER PROGRAM

CRITERIA

1. Delivery of Article 21 water shall not impact allocation or delivery of approved Table A water to State Water Project (SWP) contractors in 2008.
2. Water under this Program shall be SWP water that is available to SWP contractors as determined by the Department of Water Resources (DWR). This water is limited to amounts not needed for fulfilling contractors' approved Table A deliveries, as set forth in their approved water delivery schedules furnished pursuant to Article 12, or for meeting SWP operational requirements, including reservoir storage goals for the current or following years.
3. Delivery to specific contractors may be limited by operational capacity in SWP facilities or as a result of changed operational conditions.
4. The delivery of Article 21 water is not intended in any way to adversely impact any SWP operations. If DWR determines there has been an adverse impact during the period when Article 21 water is being delivered to a contractor, Article 21 water may be reclassified as approved 2008 Table A water to keep the SWP whole.
5. Article 21 water shall be used within the service area of a requesting contractor for the same reasonable and beneficial uses as Table A water. Article 21 water may be delivered outside the service area of a participating contractor for storage so long as it is later returned for use in the service area. A separate written agreement will be required for delivery outside of a contractor's service area.
6. Article 21 water shall not be stored by DWR in SWP reservoirs for later delivery to a requesting contractor.
7. This Program is not intended to allow a contractor to shift or defer delivery of allocated scheduled 2008 Table A water and substitute delivery of Article 21 water for scheduled 2008 Table A water in a way that would adversely impact allocation or delivery of Table A water to other contractors in 2008 or in any subsequent year, or adversely affect SWP storage of water.

SCHEDULING AND CHARGES

8. DWR will notify the contractors by email when Article 21 water is available. DWR will request that contractors periodically provide updated schedules of carryover, Table A and other non-Article 21 water demands and will use such schedules to determine Article 21 water availability.

9. Participating contractors shall email a schedule indicating Article 21 water requests to the State Water Project Analysis Office to Mark Risney at mrисney@water.ca.gov and Lincoln King at lking@water.ca.gov. The schedule shall include the amount of other SWP supplies requested in addition to Article 21 water.
10. The Program participants have the responsibility to follow the intent of the Article 21 contract criteria and to not defer previously scheduled Table A deliveries for later in the year. As necessary, contractors must update their delivery schedules and submit them to DWR.
11. Daily allocations of Article 21 will be provided to contractors, preferably on a weekly basis. DWR may discontinue availability of Article 21 water upon short notice.
12. If necessary, the supply of Article 21 water will be allocated among requesting contractors in proportion to the 2008 Table A amounts of those contractors.
13. Contractors shall consider their deliveries of Table A water, carryover water, and other water supplies prior to requesting Article 21 water.
14. A contractor taking delivery of Article 21 water may stop or suspend participation in the Program by notifying Mark Risney at (916) 653-8127 or Lincoln King at (916) 653-4389.
15. Conveyance charges for Article 21 water delivered under this Program shall be the same as for Table A water and shall include transportation, variable operation, maintenance, power, and replacement (OMP&R) component charges, Off-Aqueduct power facility charges, and any incremental OMP&R costs, as determined by DWR.
16. All contractors participating in the Program are responsible for coordinating delivery points and rates through their normal contacts at the various DWR field divisions.
17. The 2008 Article 21 Water Program shall not be a precedent for future programs.

In order to participate in the 2008 Article 21 Water Program, please sign below in the space provided and return all three pages of this attachment to the State Water Project Analysis Office. A Contractor's signature indicates acceptance of the criteria, procedures, and charges established for this Program.

ACCEPTED:

Authorized Representative

Signature

Title

Agency

Date

AGENCY CONTACT:

Authorized Representative

Name

Email

Telephone

Jeff F



February 5, 2008

Mr. Bruce W. McClendon, FAICP
Director of Planning
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Subject: Availability of Future Water Supply in the Santa Clarita Valley

BRUCE
Dear Mr. McClendon:

In your September 21, 2007 letter (copy attached), you noted that reductions in local water supplies "...may invalidate portions..." of environmental impact reports for pending and future developments. This is the result of the reliability of water supply from the State Water Project (SWP) having been impacted by an injunction issued by a federal court. As a result, deliveries of SWP water were reduced starting last year.

On May 25, 2007, the court had ruled that a biological opinion (BO) supporting the "incidental take" of Delta smelt by SWP pumping operations was not in compliance with the federal Endangered Species Act. Accordingly, the court ordered the preparation of a new BO so that a permit could be granted to the SWP for the incidental take of the fish by the pumps. The injunction will be in effect until the new BO is completed. The same federal court issued a written court order on December 14, 2007 setting forth the "interim remedies" to protect the Delta smelt. It is the implementation of these interim remedies that reduces the availability and reliability of the SWP water supply.

In the meantime, CLWA and the four local water retailer staffs have been meeting with County and City of Santa Clarita planning staff over the last three months to coordinate water supply and land use planning activities for the Santa Clarita Valley. On January 28, 2008, the California Department of Water Resources (DWR) issued its "Draft State Water Project Delivery Reliability Report 2007" (Reliability Report), an assessment of the SWP supply availability and reliability. *Based on this new information, CLWA has determined that, while the injunction is in effect, there are sufficient water supplies available for pending and future residential and commercial developments within the CLWA service area for the foreseeable future through 2030 as set forth in the Santa Clarita Valley (SCV) Urban Water Management Plan (2005 UWMP).*

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"A PUBLIC AGENCY PROVIDING RELIABLE, QUALITY WATER AT A REASONABLE COST TO THE SANTA CLARITA VALLEY"

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website address: www.clwa.org

The Reliability Report addresses the effect that the injunction will have on SWP water availability. The purpose of the Reliability Report, which is updated and issued biennially, is to indicate how much SWP water is available for various hydrologic scenarios (i.e., normal, dry and critically dry years). This report is used by water agencies that have contracted for SWP water to determine SWP water supply availability and reliability as part of their determinations of *overall* water supply availability and reliability.

The Reliability Report includes additional and updated information that was not available in earlier Reliability Reports, along with an assessment of the impact of climate change on the SWP supply. This additional data, in conjunction with a more exact analysis of the operational impacts of the federal court injunction, will reduce the available water to CLWA from the SWP, but not as much as had been previously estimated.

The 2005 UWMP uses a 77% reliability factor for the SWP supply, which is taken from DWR's 2005 Reliability Report. In other words, CLWA's available SWP supply in the 2005 UWMP is equal to 77% of CLWA's SWP contract amount.

The Reliability Report, factoring in the effects of the injunction and using the most conservative of four climate change scenarios modeled by DWR, reduces that reliability to 66%. Using this lower figure (and certain changes and updated information regarding other sources of supply) to update the water supply figures in the 2005 UWMP, CLWA and the local purveyors believe there will be adequate supplies to meet demand as forecast in the 2005 UWMP through the year 2030. Therefore, while the injunction is in place, proposed projects can once again cite the 2005 UWMP, with the additional information provided by the Reliability Report, in their environmental documents as evidence of adequate water supplies to serve the projects under consideration.

The discussion of water supply in environmental documents should be tempered, though, by noting that the Reliability Report represents a reasonable scenario as required by the California Environmental Quality Act (CEQA), and would close the gap between the available supply and the demand in the future, thereby making the CLWA service area more subject to shortages in certain dry years. Accordingly, the reduction in SWP supply reinforces the need to continue diligent efforts to conserve potable water and increase the use of recycled water, both to meet the goals in the 2005 UWMP and to maximize utilization of our potable water supplies. CLWA and the purveyors will continue to work diligently with the County and City in preparing a Water Conservation Ordinance and the enforcement mechanisms to aggressively implement water conservation in the CLWA service area.

The injunction will be in force until the BO is issued, which is currently anticipated at the end of 2008. At that time, long-term reductions in SWP water availability will probably result from the mitigation requirements for the take permit that DWR is required to obtain to comply with the Endangered Species Act. These long-term reductions will likely require another update of the Reliability Report and water supply planning documents that affect land use planning decisions in the Santa Clarita Valley. It is expected that the mitigation requirements in the BO will be no greater than the operational restrictions of the injunction (i.e., the interim remedies); as such,

February 5, 2008

Page 3

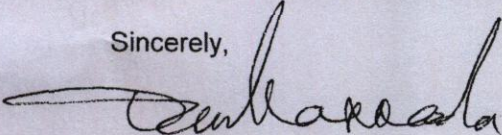
the reductions in SWP water supply as a result of the granting of the Endangered Species Act permit should also be no greater than those required by the injunction.

After the long-term water supply reliability has been reassessed based on the mitigation requirements of the BO, CLWA will confirm that DWR's current estimate of SWP reliability is still applicable or if it needs to be updated, presumably by another Reliability Report. CLWA would then use this information to amend its 2005 UWMP, which would include identification of potential additional supplies to replace any necessary portion of CLWA's SWP supply that would have been lost as a result of the BO mitigation requirements.

In the meantime (i.e., during 2008 and part of 2009), based on the revised Reliability Report, local water retailers should be able to provide affirmative responses to requests for SB 610 Water Supply Assessments (WSAs) and SB 221 Water Verifications (WVs) for proposed projects. CEQA Lead Agencies may also rely on the 2005 UWMP, with the additional information provided by the Reliability Report, for the analysis of water supply impacts in CEQA documents, and in making a determination as to the adequacy of water supply for land use projects.

CLWA and the local water retailers – CLWA Santa Clarita Water Division, Los Angeles County Water Works District #36, Newhall County Water District and Valencia Water Company – look forward to working with the County in allocating water to proposed development in a consistent and equitable manner while at the same time ensuring that no water supply disruptions occur to our existing customers.

Sincerely,



Dan Masnada
General Manager

Attachment

cc: Mr. Paul Brotzman, Planning and Economic Development Director
City of Santa Clarita, Department of Regional Planning
Mr. Steve Cole, General Manager, Newhall County Water District
Mr. Robert DiPrimio, President, Valencia Water Company
Mr. Dean Efstathiou, Chief Deputy Director, Los Angeles County Department
of Public Works
Mr. Mauricio Guardado, Retail Manager, Santa Clarita Water Division
Mr. Paul Novak, Planning Deputy, Los Angeles County Board of Supervisors